

**SPECIAL MEETING  
BOARD OF MAYOR AND ALDERMEN  
(PUBLIC PARTICIPATION)**

**May 2, 2006**

**7:00 PM**

Mayor Guinta called the meeting to order.

Mayor Guinta called for the Pledge of Allegiance, this function being led by Alderman Osborne.

A moment of silent prayer was observed.

The Clerk called the roll. There were fourteen Aldermen present.

Present: Aldermen Roy, Gatsas (arrived late), Long, Duval, Osborne, Pinard, O’Neil, Lopez, Shea, DeVries, Garrity, Smith, Thibault and Forest

Mayor Guinta stated before begin the public session if Alderman Lopez and Alderman Shea could join me up front for a quick proclamation. As many of your know in the City next week is Teacher Appreciation Day. We do not have a Board of Mayor and Aldermen meeting next week so I wanted to, along with the Chairman of the Board and Alderman Shea who was a long-time educator in the City to take a moment and recognize the acknowledge the teachers in our community who I think do a wonderful job and deserve our support in what they do considering the challenges they have each and every year. So, on behalf of the teachers if Ellen Healy could please come up.

**PROCLAMATION**

- Whereas,** the City of Manchester is keenly aware of the importance and impact that teachers have on children in our community; and
- Whereas,** it is important that teachers be recognized for their dedication and commitment to educating their students; and
- Whereas,** teachers fill many roles as listeners, explorers, role models, motivators, mentors; and
- Whereas,** Teacher Appreciation Day offers the opportunity for citizens to reaffirm their commitment to educators in their community;

**THEREFORE, I, FRANK GUINTA,** by virtue of the authority vested in me as Mayor of the City of Manchester do hereby proclaim May 9, 2006 to be

***TEACHER APPRECIATION DAY***

in Manchester on behalf of the Board of Mayor and Aldermen.

Ms. Ellen Healy, President of the Manchester Education Association, stated on behalf of the twelve hundred teachers I represent who work very hard every single day helping your children to reach the best of their ability I'd like to thank the Mayor and the Board of Mayor and Aldermen. All of the Aldermen throughout my tenure as President of the MEA have been very supportive of schools, of children, of teachers and I would like to take this time to say thank you and I guess I can't miss a political moment...in light of the budget situation I would ask at this time that the Mayor and Aldermen please meet with the School Board to help resolve some of the disputes that are on-going and reach consensus to have an amicable budget, one that will fund the schools so that we can continue to do the job that we do every day. We love what we do and with your help we will continue. Thank you.

Mayor Guinta stated thank you very much we appreciate it.

Mayor Guinta advised that the purpose of the of the special meeting is to give residents of Manchester the opportunity to address the Board on items of concern affecting the community; that each person will be given only one opportunity to speak; that comments shall be limited to three minutes to allow all participants the opportunity to speak and any comments must be directed to the Chair.

Mayor Guinta requested that any resident wishing to speak come forward to the nearest microphone, clearly state their name and address when recognized, and give their comments.

Toni Pappas, 432 Hanover Street, Manchester, NH (Re: Weston Fire Station), stated:  
Tonight I'm representing the Manchester Historic Association regarding the tearing down of the 104 year old Weston Street Fire House which is the oldest remaining fire house in the City. Last evening, I had the pleasure of hearing a wonderful presentation to the Lands and Buildings Committee by Michael Duffy a gentleman who is interested in preserving the old fire station and turning it into a single-family home. While the Aldermen filed Mr. Duffy's proposal the Historic Association was happy to hear that they are willing to take at least up to 60 days to again review whether the station can be repaired and we also hope that they might reconsider Mr. Duffy's proposal. Naturally, the Historic Association is very interested in learning if there are any solutions to saving the firehouse. There may be some people in our City who have the funds and ability to help. We hope that you proceed cautiously and gather as many facts as you can before making a final decision to demolish the building. We also ask that you please consult with the Manchester Historic Association during your deliberative process. We are willing to help not only with the fire station but with other historic buildings in the City which are in danger of being neglected. Please support us and help to document and photograph these buildings before they are lost forever. We are in the oldest and largest City in New Hampshire and we have played a unique role in making American history. Let's all please work together, take our time, make good decisions on whether we will or will preserve or demolish our beautiful architecture. Thank you.

H. B. Blanchette, 64 Hollis Street, Manchester, NH (Re: garbage ordinance), stated:

I am here this evening to talk about the proposed garbage removal ordinance that is before the Board. It appears that it will be ceasing some garbage removal. I feel this will have a negative impact on our City dwellers. Tenements are a target group of people who will have perhaps garbage removal omitted and also condo associations. Landlords will raise rents. Rents are already at the top here in the City and renters would not be able to pay the increases...this would cause a hardship for some and they have to move, may have to apply for subsidized housing which we know in the City such as Section 8 there is a waiting list...there is not a lot of that and where would we get the funds for this increase that will occur. Non-permitted landlords may not pay the private fee charges for garbage removal, which would mean that the garbage would be left out for extended periods of time and floating around the City. Not all apartment/condo dwellings have the space for large dumpsters and if you drive around the City you see these dumpsters and they tend to overflow. Overflow garbage will also have a negative impact on the environmental beauty of our City and could affect the health of our City dwellers...animals, frogs and birds would be attracted to the garbage and dumpsters causing increased exposure to the West Nile Virus and Triple E Encephalitis. The City, at this time, I feel does not need to fund and create a new position in this department. We need to maintain the current tax rate or to decrease it. The department should be taking their energy and their resources into focusing on recycling education through seminars and tools for our community. I thank you all for your time and have a good evening.

Ron Dupont, 289 Pine Street, Manchester, NH(Re: garbage), stated:

I'm President of Red Oak Management, Red Oak owns approximately 650 apartments throughout the state. As in every business I have issues, problems...some would call them opportunities every day...trash, cleanliness...the major issue that I have that my staff deals with every day. I tell my staff every day if we all pick up 8 pieces of paper, 8 times 20 is 160 pieces of paper we can pick up as an organization, as an entity. In fact, I pay for a lot of trash hauling throughout the state and in Manchester...the Old Brown Avenue apartments...I have 35 units there, I pay for that through a trash hauler. Right across the street from here the Opera Block...18 through 72 Hanover Street...I pay for a trash hauler but I also own some 8-unit buildings, some 9-unit buildings, a 20-unit building on the corner of Union and Bridge and if I have to pay to have that trash hauled away that's going to increase rents. I have a real easy philosophy on business. If you want to make a profit you need to charge for rent plus expenses. So, if my expenses are higher I have to increase rents. At a time when rents are decreasing in the City of Manchester, at a time when vacancy is increasing in the City of Manchester I think the timing of this is wrong. Concerning the bulky materials...as an example I own two buildings on Wilson Street...151 Wilson Street, 153 Wilson Street...is one building, 157 Wilson Street and 159 Wilson is a different building. When I call to have the bulky trash removed one time I have to call in 151 Wilson Street and keep track of that and the next time call in 153 Wilson street...the same building and the next time

157 and so on. The bulky trash is an issue weekly and my residents leave me presents weekly (i.e., mattresses, box springs, couches)...those need to be taken away. It would be a logistical nightmare for myself and I think also for the City of Manchester to have those removed on a per item basis. Lastly, the hiring of a garbage compliance officer...Red Oak is vehemently opposed to this new position and I can't stress that enough. To put it simply we currently have many Housing Standards personnel who drive the City of Manchester every day in the alleys and all of the streets, they know the owners of properties, they know the property management companies. They can take care of the trash issues when they are there, they have in the past, I have gotten fined by them for trash, I've gotten fined by the Health Department in the past for trash quite a few years ago but I have so they could do that also today. I think the goal here is to utilize the City's assets more effectively. That's all that I have to say, thank you.

David Scannell, 838 Maple Street, Manchester, NH (Re: budget), stated;

I was speaking the other day with a local business person who drove home how critical Manchester schools are not just to those who learn and work in them but also to those who depend on the City's continued economic vibrancy. In entertaining perspective employees he often gets the following question...what are the schools like?...the answer in recent years has been an encouraging one like the entire City the schools are not perfect but they have been headed in the right direction. New facilities have increased morale and given rise to an increased academic expectation. Test scores contrary to what some of you may have heard are actually improving...our most recent NECAP scores actually saw a 13 point improvement. Our NHIAP scores we have no basis for...we've only done that for one year and the dropout rate thanks in part to an expanded Alternative Program is headed downward and fiscal responsibility on the part of administrators and the School board is evidenced by surpluses returned to the taxpayers. Finally, our designation as a district in need of improvement has spurred community involvement that will surely rebound to the benefit of all of Manchester's residents. Given the proposed cuts to next year's budget I fear the business man whom I spoke about earlier will have to deliver a much different response when asked "what are the schools like". Under the proposed budget the following will be a reality...38 fewer faculty members will mean overcrowded classrooms, over 400 athletes who count on freshman sports and Lacrosse will occupy their time in those critical after school hours will be left with nothing to do...school safety a concern for public officials everywhere will be imperiled by dismissing school resource officers at the middle schools. The ability of school principals perhaps the most pivotal individual in the formula for school success their ability to be free of administrative burdens in order to provide direct services to students will be imperiled because of the additional responsibilities that will fall to their plate. Finally, and most ominously the budget proposal will have serious implications for the district's attempts to meet students where they're at by eliminating alternative programs and the gifted and talented program. So, as you consider the budget in the days and the weeks to come I ask that you consider the question that that business person gets from perspective

employee...“what are our schools like”. And, the fate of the schools are in your hands at this point in time. Thank you very much.

Michael Duffy, 367 Concord Street, Manchester, NH (Re: Weston Fire Station), stated:  
I'd just like to make a couple of points about the Weston Street Firehouse. The first one is a question of stewardship and as we all know we as a community have been terrible stewards of some of our historic buildings, not all...one that we are sitting in is a good example but we have been terrible stewards of some of our buildings and where I come from and I mean the world of old houses and historic preservation the owners of a building are obligated, morally obligated to take care of that building and if they cannot do so then they ought to find someone who has the means to do it. I'm certainly not saying that it has to be me. I like to think that I might do a better job than some others but that's debatable. Basically, I think we as a community are morally obligated to either take care of what we have or give it away to someone else who can do it. The other point is that there is nothing wrong with that building that someone who cares can't repair. As I drive by that building or walk by that building the condition of it after 20 years of neglect is a testament to the quality of the building. And, the third and final point I'd like to make is that...I don't believe that there is anything that needs to happen on that property including the expansion of McDonough School, a line of condos or private houses...the fun and games that go on there now that can happen with that building preserved and I think we as a community need to do the right thing and stem the tide of tearing down buildings. You're obligated morally to save that building...that's all I have to say. Thank you very much.

David Murray, 54 Quarry Way, Manchester, NH (Re: Weston Fire Station), stated:  
I'm here to speak on behalf of the Weston Street Fire Station and if I don't try your patience...let me try to put this in perspective that I understand. If a stepmother, not a birth mother, stepmother had several daughters and she didn't have adequate money to take care of the daughters and one of the daughters, the old daughter was diagnosed with cancer...she didn't have the money to send that daughter to the hospital or to the doctor but a doctor did show up, a specialist, offered to take that daughter into intensive care, examine her with experts and she if she could be cured...now most stepmothers would think that that was a pretty simple decision...this stepmother is considering rejecting that. There has been talk in the neighborhood of the stepmother that she wants to hire an assassin for \$100,000, kill the daughter and bury her. Now understand that fortunately we're not faced with that situation but we are faced with a building that has a past and has a future. If that little building had its roof repaired 20 years ago today it would be a firemen's museum with a parking lot behind it and it would be enjoyed by all of Manchester and all the students in that area...that didn't happen. I think that the School Board has a very difficult situation. As vacant parcels of property come up they are asked we know that you need to grow, are you interested in this piece of property...they say we're interested but we don't have any plan...there is no architect that could expand that school that would need that corner...no architect would have

to have that corner...an enhanced school in that small fire station could exist very well side-by-side. Thank you very much.

Dick Charpentier, 99 Kidder Street, Manchester, NH (Re: garbage ordinance), stated:

I'm here in opposition to the proposed ordinance on the City's Solid Waste Program. We at Amoskeag Place are part of that history that Toni Pappas mentioned earlier. We are a condo association of more than six units. We have five buildings and eight units in each building but they're really individual residences. I'm not sure where we would put a dumpster...we have two-and-a-half courtyards and three alleyways. There is no room for a dumpster. Certainly can't put it on the city sidewalk not in the street. I want to repeat some of the items that were mentioned as reasons for opposition to what the Committee has proposed but I guess part of my concern is how does a resident get to know what's going on. I guess I didn't have time to research as to whether this is information that's on the City's website. Must the City residents have someone at every Committee meeting to know that something of this nature is being proposed...this has a major impact on many residences in the City. At a time when we're trying to help people move downtown this is something that certainly has a major impact on inner-city living...we are part of the inner-city living, we're probably the oldest condo association in the City. One of my other concerns while I have the microphone is again safety. I've appeared before you before speaking about pedestrian safety...still don't see any stripes or walkways on Kidder Street, Hollis Street, Dow Street and many of those others as you cross hearing north or south. We're still having as many problems on Bridge and Elm with crossing and people turning...making right-hand turns as pedestrians are attempting to cross. I do hope that you give some consideration to this as part of this year's budget. Thank you.

Mayor Guinta recess the special meeting to call the regular meeting of the Board of Mayor and Aldermen to order.

Mayor Guinta called the meeting back to order.

Bill Stergios, Eight Ball Properties, 156 Bridge Street, Manchester, NH (Re: trash pick-up), stated:

Thank you for giving me the opportunity to speak tonight. I would like to address the recommendations of the Special Committee on Solid Waste Activities regarding trash pick-up. I own several multi-family apartment houses in Manchester and I would like to tell you how this will affect myself and my tenants. The housing that I provide is considered affordable housing. As is much of Manchester's multi-family housing. My tenants pay tens of thousands of dollars in property taxes to the City in return for services the City provides. One of these services is and always has been trash pick-up. It now appears that this service is to be discontinued because some of my buildings are over a certain size that was arbitrarily

picked by the Aldermen. The tenants in my six-family building will have their trash picked up but my 8-unit building is considered to be a “private company” and those tenants will not have their trash picked up, their rents will have to go up to cover the cost of a private trash collection. This rent raise for each tenant I guess would be in the range of \$25-\$50 a month. While many people cry out for affordable workforce housing our City leaders seemingly want to add a financial burden to the people who can least afford it. I believe that the apartment business is the same whether it’s a two-family or an 8-family would the city discontinue trash pick-up to all rentals. On the other side of this issue I own a 6-family that they’ll keep picking up the trash from and it’s across the alley from an 8-family that they’ll stop picking the trash up from. The tenants in the 8-family regularly dump their garbage on my land because they don’t have enough toters in their building. If the City discontinues picking up their trash I’ll give you one guess where it will end up and to add insult to injury the proposed trash patrolman will come along and write me a ticket for their trash. What will I do about that...call the police? If so, will it be a priority call. We will certainly need more than six new police officers to deal with this manufactured crisis. The City also required that I switch to certain garbage toters to well over a thousand dollars. Now, less than two years later the City tells me that we’ve wasted all this money...will the City buy the toters back? I suggest that we look at forming a task force that includes property owners and aldermen in order to pass a well thought out ordinance. Thank you for your time.

John Janigian, 398 Note Dame Avenue, Manchester, NH (Re: trash pick-up), stated:  
Did not speak.

Richard Tango-Lowey, 98 Hollis Street, Manchester, NH (Re: trash pick-up) stated:  
Like many others it’s recently come to my attention that we will very likely be losing our trash pick-up. I find this a little bit disturbing for a few reasons...I pay my taxes certainly. As condo owners we certainly generate less trash than most single-family residence owners...yard waste hardly any and the trucks come by to maybe six pickup points for our 40 units whereas if we were individual houses that would be 40 houses. I don’t understand why we’re being penalized for being more efficient, being downtown and supporting the community. I ask that you please reconsider...think about this a little. Thanks a lot.

Kitty Peterson, 68 Hollis Street, Manchester, NH ( Re: trash pick-up) stated:  
As Rich said we are a 40-unit condominium unit down there and I agree with him that this has the effect of punishing those of us who tend to live more efficiently I think...take up actually less space, live in the downtown area and use fewer commuting miles. But, all-in-all, I think this has like I say the tendency to punish us for living in a multi-family or planned development housing. If the City intends to return a portion of our tax bill attributable to garbage pick-up then I’m not sure there’s any savings to the City but if they’re not going to return it to us then we’re being punished. Beyond that it seems to me that one of the hallmarks of a desirable town or city is cleanliness. This rule or change in the trash pick-up would certainly not foster cleanliness. I think that there are many property owners in the

City that would continue their garbage pick-up but as you all know there are also other property owners that want to squeeze every dime out of their property and if they can save money by picking up trash on only a monthly basis then that's what they'll do. I don't think we need to foster that and as Rich says actually picking the garbage up in our neighborhood means six stops for 40 units wherein a single-family neighborhood that would mean 40 stops.

Malcolm Beaulieu, 565 Beech Street, Manchester, NH (Re: trash pick-up) stated:

I have buildings for which we were forced to buy toters...the issue already came up about what are we going to do with them. My concern is if this goes to a private company, a private company is not necessarily going to go and pick-up toters...they want dumpsters, they want efficiency and they want to make money in their business. They're not going to make money in their business by hiring a bunch of people to hang them back on a truck to pick up toters. In City buildings some have room...there's no room for parking in a good majority of them...there's certainly no place to go and put dumpsters. Where are they going to go like it was mentioned before out on the streets. Another thing that dumpsters bring out is that there is a lot of illegal dumping that goes on and people will through anything and everything that they can get rid of. I've seen people throwing air conditioners...freon, it's a big issue and it's a problem...so you would have illegal dumping in dumpsters and like it was mentioned before who is going to be cited for that if somebody comes in and picks out a dumpster and finds an illegal item in there are they going to go down the neighborhood...that particular landlord is going to get cited. I have a building that's in the Historic District and there is no room...these older buildings have very, very limited access to parking but that's another issue. These are my main concerns and I thank you very much for listening.

Janine Kerouac, 14 Blucher Street, Manchester, NH (Re: school nurse transfer and retirement benefits), stated:

I am employed as a school nurse by the Manchester Health Department. I'd like to express my concern to the Mayor and Aldermen about the impact that the proposed transfer of school health services to the Manchester School District will have on the school nurse's retirement benefit. I know that many of my school nurse colleagues share my concern. I am aware that Mr. Gerry Fleury of the City Retirement System has addressed the details of the impact in a letter to the Mayor and Aldermen. I hope that you will take the opportunity to direct any questions that you have regarding this matter to Mr. Fleury tonight. Thank you.

Holly Pare, 605 Belmont Street, Manchester, NH (Re: trash pick-up), stated:

We own a property on Belmont Street in Manchester in Ward 4, which would be impacted by the proposed change on the solid waste plan. I guess a lot of the points have already been made but I just want to reiterated that we try to provide affordable housing, these are people's homes...we do want to make sure that we take care of the property well but we can't keep affording to absorb all the costs and to put a dumpster in number one isn't



attractive...number two you can get rodents and we had a dumpster before and we had people throwing all kinds of stuff in there so we eliminated it. But, we want to make sure that people understand that this isn't the answer. We all pay taxes, we should have all the same benefits as our neighbor who is paying the same taxes as us. So, we're very concerned about this and again from a standpoint we want to make sure that there's affordable housing. We charge very low rents and we want to keep our tenants but we can't keep absorbing all the costs that keep coming through which we have in the past. So, that's all I wanted to say, thank you.

On motion of Alderman Roy, duly seconded by Alderman Pinard, it was voted to take all comments under advisement and further to receive and file any written documentation presented.

This being a special meeting of the Board, no further business was presented and on motion of Alderman Thibault, duly seconded by Alderman Shea, it was voted to adjourn.

A True Record. Attest.

City Clerk